



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA

JUNE 19, 2007

6:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings**

1H. TABLED to JULY 17 Meeting:

Docket No. 07030037 DP/ADLS: Midland Atlantic—Market Place at West Carmel

~~The applicant seeks site plan and design approval for a proposed one-story, 21,600 square foot retail building on 2.73 acres.~~

~~The site is located at the northeast corner of 98th Street and Michigan Road, and is zoned B3/Business, and is within the US 421 Overlay.~~

~~Filed by Paul Reis of Bose McKinney & Evans, LLP for Midland Atlantic Properties~~

2H. Docket No. 07030035 DP: Pro-Med Lane - Holiday Inn

The applicant seeks site plan approval for a proposed full-service hotel. Elevations and an ADLS/DP Amend application will be submitted at a later date.

The site is located at 136th Street and Pro-Med Lane, and is zoned B-6/Business within the US 31/Meridian Street Overlay. Filed by Stacey of DeBoy Land Development Services, Inc. for Justus Home Builders, Inc.

3H. Docket No. 07040022 PP: Justus Business Park, lots 1-2

The applicant seeks primary plat approval for 2 lots on 7.298 acres.

The site is located at the southeast corner of 136th St. and Pro Med Ln. and is zoned B-6/Business within the US 31 Overlay.

Filed by Paul Reis of Bose McKinney & Evans for Justus Home Builders.

- 4H. Docket No. 07040023 DP Amend/ADLS Amend: Justus Business Park, lot 2 – Justus Office Building**
The applicant seeks site plan & design approval for an office building. The site is located southeast of 136th St. and Pro Med Ln. and is zoned B-6/Business within the US 31 Overlay. Filed by Paul Reis of Bose McKinney & Evans for Justus Home Builders.
- 5H. Docket No. 07030037 DP/ADLS: West Carmel Marketplace - Burger King**
The applicant seeks site plan and design approval for a proposed restaurant building. The site is located at 9853 N Michigan Rd, and is zoned B-3/Business within the US 421 Overlay. Filed by Richard Sampson of Burger King Corp.
- 6H. Docket No. 07040021 DP/ADLS: Irwin Union Bank, Carmel Science & Tech Park, Block 11, Lot 3**
The applicant seeks site plan and design approval for a bank building. The site is located at the 700 block of West Carmel Dr. and is zoned M-3/Manufacturing. Filed by Jim Shinaver of Nelson & Frankenberger for Irwin Union Realty Corp.
- 7H. Docket No. 07040024 DP: 1328-1440 W. Main Street**
The applicant seeks development plan approval for five buildings. The site is located at the NE corner of US 31 (Meridian) and W. Main Street and is zoned Old Meridian Special Use (OMSU), S2, and is within the US 31 Overlay, pending a B-6/Business Rezone. Filed by Jamie Browning of Browning Real Estate Partners.
- 8H. Docket No. 07020020 OA: US 31 & 421 Overlay Architectural Design Amendment**
The applicant seeks to Amend the Zoning Ordinance, *Chapter 23B: US Highway 31 Corridor Overlay Zone* and *Chapter 23C: US Highway 421 – Michigan Road Corridor Overlay Zone*, in order to amend the Architectural Design Requirements. Filed by the Carmel Department of Community Services.
- 9H. Docket No. 07050023 OA: Monon Trail Overlay Zone**
The applicant seeks to adopt *Chapter 23H: Monon Trail Overlay Zone* into the Carmel Zoning Ordinance. Filed by the Carmel Department of Community Services.

I. Old Business

- 1I. Docket No. 07020014 Z: Westmont PUD**
The applicant seeks to rezone property from S1/Residence to PUD/Planned Unit Development for the purpose of creating a single family detached residential subdivision. The site is located at 2000 West 136th St. Filed by Charlie Frankenberger of Nelson and Frankenberger for Platinum Properties LLC and Pittman Partners Inc.

J. Adjournment